



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
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JAMES KIRYLO
KEVIN PRIOR, *CHAIRMAN*

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, June 1, 2006 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Public Hearings:

A joint public hearing for all interested parties will be held by the Somerville Planning Board and the Board of Aldermen Land Use Committee on **Thursday, June 1, 2006 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

(Continued from May 18, 2006, due to the lack of a quorum.) A proposed amendment to the City of Somerville zoning map to rezone the properties at 100 through 114 Temple Street and 8 through 16 Butler Drive (St. Polycarp's church and associated buildings), referenced by the City Assessor as Map 69, Block A, Lot 1 and Map 57, Block A, Lot 2, from Residence B (RB) zoning to Neighborhood Business (NB) zoning.

(Continued from May 4, 2006)

111 South Street, 153 South Street, 21 Earle Street: The Applicant and Owner, Boynton Yards Lofts LLC, and their Agent, William J. Smith of Intercontinental Developers Inc., seek approval of a preliminary master plan (S.Z.O. §16.8) for a PUD project, involving a special permit with site plan review (S.Z.O. §7.11.1.c) to construct 207 dwelling units in three buildings. The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2). Waivers are sought (S.Z.O. §16.5.4) from minimum lot area per dwelling unit requirements (S.Z.O. §16.5.1) and the mixed-use requirement (S.Z.O. §16.5.3). A variance is also sought for failure to provide enough parking spaces (S.Z.O. §9.5.1). Planned Unit Development-B (PUD-B) Overlay zoning district.

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Copies of the proposed amendment and additional information concerning this application is available at the Office of Strategic Planning and Community Development in City Hall, 93 Highland Avenue, Somerville, MA, Monday through Wednesday between 8:30 a.m. and 4:30 p.m., Thursday between 8:30 a.m. and 7:30 p.m. and Friday between 8:30 a.m. and 12:30 p.m.

Review of Cases for the Zoning Board of Appeals:

288-290 Beacon Street: (continued from previous meeting) (Applicant & Owner: Jean Nevaras; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit (S.Z.O. §4.4.1) to add a second story for two residential units and a variance (§9.5.1.a) for failure to provide parking for the new units. Residence C (RC) zoning district.

1 Fitchburg Street: (continued from previous meeting) (Applicant: Bell Atlantic Mobile of Mass. Corp. Ltd. d/b/a Verizon Wireless; Owner: Brickbottom Condominium Trust; Agent: Carl Gehring) The Applicant seeks a special permit to install a wireless communications facility on the roof of an existing residential building (SZO §7.11.15.3). Industrial A (IA) zone.

41 Ash Avenue: (Applicant & Owner: Barbara A. McKenna) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a rear two and a half story addition, two-car garage and deck, and a special permit to modify parking design standards (SZO §9.13.b) to construct a driveway wider than 12 feet. Residence A (RA) zone.

Any other business